

MINUTES OF THE  
FAIRFIELD BOARD OF ZONING APPEALS

November 7, 2012

Ron Siciliano called the Board of Zoning Appeals hearing to order at 6:00 p.m. at the Fairfield Municipal Building, 5350 Pleasant Ave.

Roll Call

Lynda McGuire, Secretary, called the roll of the Board of Zoning Appeals. Present members were Ron Siciliano, Jack Wessler, Don Carpenter, Joseph Koczeniak, Chad Oberson, Scott Lepsky and Debbie Pennington. Mike Stehlin, Plan Examiner and John Clemmons, Law Director were also present.

Pledge of Allegiance

Minutes of the Previous Meeting

The minutes from the Board of Zoning Appeals meeting held on October 3, 2012 were approved. Motion carried 7-0.

New Business

**Case No. BZA-12-0038 – Porch in front yard setback – 5371 Hannah View Dr.:**

Greg Raymond, for Denise Casteel, is requesting a variance to construct a porch that will extend 7 feet into the front yard setback.

STR had no comment on this case.

Property Owner's Comments

Denise Casteel spoke regarding the variance. The proposed roof will be a flat rubber roof, with siding to match the existing house. There will be a decorative railing along the top that will be constructed to meet the building code. The pillars will be taupe. They are building a flat roof as opposed to a pitched roof because the windows above the front door are long, and a lot of shingle would be seen when looking out the window. Mr. Stehlin asked if the roof would have gutters and downspouts. They are not required by code, but it's something to think about. Greg Raymond, the contractor on the project, said he will install them if he has to, but was not planning to, since they are not required. Mr. Lepsky asked if they had plans to enclose the porch. There is no enclosure planned; it is to remain open. There was discussion on the covered front porch next door. It has a small pitched roof.

Public Hearing

None

Board Re-Convened

Jack Wessler, seconded by Scott Lepsky, made a motion to approve the variance with the condition that the building materials match the existing house. An electrical permit will be required if they are doing any electrical work. Motion carried 7-0.

Adjournment:

Motion to adjourn carried 7-0.

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Ron Siciliano, Chairman

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Lynda McGuire, Secretary